

Category: Church / Daycare**LUA09-076 / New Life Church Phase 2****Status: ON HOLD****Submittal Date:** 07/15/2009**Acceptance Date:** 07/27/2009**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:**

15711 152ND AVE SE

Description: The applicant is requesting an Environmental (SEPA) Review and Administrative Site Plan Review for the construction of 45 additional parking stalls west of Madsen Creek, 194 parking stalls east of Madsen Creek, the completion of the fire lane (which was required by LUA08-081 for the construction of a 36,000 square foot Church auditorium with 264 associated parking stalls), a vehicle bridge of Madsen Creek, athletic field, and a 2,000 square foot restroom/storage/concessions building. The site is located on the south side of Maple Valley Highway at 15711 - 152nd Avenue SE, and is comprised of 56.65 acres. The subject parcel is zoned Residential 14 (R-14) du/ac and is currently the location of the New Life Church, which also contains a private school. The exiting church and school building is 93,000 square feet with 599 associated parking stalls, which are proposed to remain. Access to the site would be via the existing driveways off of 152nd Avenue SE. The subject site contains many critical areas, which include; Seismic Hazards, Steep Slopes, Landslide Hazards Areas, Erosion Hazard Area, Streams, and Wetlands. As such, the applicant has provided a Stream and Wetland study and a Geotechnical report. The applicants are proposing to remove five trees for the new parking spaces. Stormwater would be collected in a new proposed stormwater facility. The proposed project would require approximately 5,000 cubic yards of grading.

Applicant: NEW LIFE CHURCH
15711 - 152ND AVE SE
RENTON, WA

Tax ID

2323059021

Contact: HALVORSEN IVANA
BARGHAUSEN CONSULTING ENGINEERS, INC
18215 72ND AVENUE S
KENT WA 98032
425.251.6222
ihalvorsen@barghausen.com

Owner: NEW LIFE CHURCH @ RENTON
15711 152ND AVE SE
RENTON WA

Planner: Vanessa Dolbee

Reviewer: Rick Moreno

LUA09-051 / HCC EXPANSION & REMODEL**Status: APPROVED****Submittal Date:** 04/22/2009**Acceptance Date:** 05/06/2009**Decision Date:** 08/03/2009**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan**Address:**

3031 NE 10TH PL

Category: Church / Daycare**LUA09-051 / HCC EXPANSION & REMODEL****Status: APPROVED**

Description: The applicant is requesting Hearing Examiner Site Plan Review and Environmental (SEPA) Review for the phased construction of additions to and the interior remodel of the existing Highlands Community Church facility. The 21,175 square feet of additions include office space, a new lobby, and a 2-story education wing. The additions would create the opportunity to remodel the existing facility to increase the size of the sanctuary. The proposal also includes an expansion of the surface parking lot in the amount of 168,000 square feet. As part of the parking lot expansion the applicant is also proposing associated landscaping and pedestrian pathways. The site is approximately 7.68 acres and is located within the Center Village (CV) and Residential-8 du/ac zoning designations and is also located within Urban Design District D. Access to the site would continue to be provided via existing curb cuts along Kirkland Ave NE, NE 9th and 10th Street. One additional entry to the new parking area is proposed on the southwest corner of the site along NE 9th Street. The applicant is requesting three administrative modifications in order to allow parking between the structure and the street; to downsize the refuse and recycle area from 390 square feet to 260 square feet; and to include landscaping in the right-of-way, along NE 9th Street, as part of the required 15-foot wide landscape buffer. There appear to be no critical areas on-site.

Applicant: HIGHLANDS COMMUNITY CHURCH
3031 NE 10TH
RENTON, WA
425-255-4751

Tax ID

7227800995

7227801023

Contact: MAISON LARRY
HIGHLANDS COMMUNITY CHURCH
3031 NE 10TH STREET
RENTON WA 98056
425-255-4751

Owner: HIGHLANDS COMMUNITY CHURCH
3031 NE 10TH ST
RENTON WA

Planner: Rocale Timmons

Reviewer: Rick Moreno

LUA08-102 / ST THOMAS ORTHODOX CHURCH**Status: APPROVED**

Submittal Date: 09/03/2008

Acceptance Date: 09/15/2008

Decision Date: 11/20/2008

Associated Land Use Actions Hearing Examiner Cond. Use

Address:

11651 SE 188TH ST

Description: The applicant is requesting a Conditional Use Permit to change the use of an existing mechanical shop to a worship/study center. The existing shop is 1,960 square feet and the site area is 48,351 square feet. In addition to the shop, there are two residential buildings onsite, a 650 square foot guesthouse and a 1,600 square foot single-family dwelling. Both residences would not be affected. Access to the worship/study center, would be provided off of 118th Avenue SE via private driveway to a gravel parking lot. Currently, the parking lot has a capacity of 14 standard parking stalls and one ADA compliant parking stall, but would

Category: Church / Daycare**LUA08-102 / ST THOMAS ORTHODOX CHURCH Status: APPROVED**

be required to have 18 parking stalls with one ADA compliant parking stall. There are no critical areas onsite.

12/4/08 - Reconsideration/Appeal received from David Christman, Sr.

12/30/08 - Hearing Examiner upheld his decision. New appeal period ends 1/13/09.

2/12/09 - Appeal scheduled to be heard by the Planning & Development Committee. Recommendation from P&D to Council is to uphold the Hearing Examiner's decision.

2/23/09 - Council approved P&D's recommendation.

Contact: GEORGE THOMAS
ST THOMAS ORTHODOX CHURCH
266 HARRINGTON AVE SE
RENTON WA 98056
425-358-0693
thgeorge@amazon.com

Tax ID

6198400020

Owner: PARAYIL BABU
2314 127TH AVE NE
BELLEVUE, WA
206-835-5894

Planner: Ion Arai

Reviewer: Arneta Henninger

LUA08-081 / New Life Church Status: APPROVED

Submittal Date: 07/15/2008

Acceptance Date: 08/06/2008

Decision Date: 02/13/2009

Associated Land Use Actions Critical Areas Exemption, Environmental (SEPA) Review, Administrative Site Plan

Address:

15711 152ND AVE SE

Description: The applicant is requesting an Environmental (SEPA) Review and Administrative Site Plan Review for the construction of a 36,000 square foot Church auditorium with 299 additional parking stalls. The site is located on the south side of Maple Valley Highway at 15711 - 152nd Avenue SE, and is comprised of 56.65 acres. The subject parcel is zoned Residential 14 (R-14) du/ac and is currently the location of the New Life Church, which also contains a private school. The exiting church and school building is 93,000 square feet with 599 associated parking stalls, which are proposed to remain. The subject project also includes the reconstruction and widening of the vehicular bridge over Madsen Creek to improved access to the west side of the site and the relocation of an existing play area to the south and west, to be located near the proposed building. To access the new building and parking, the existing driveways, of off 152nd Avenue SE would to utilized. The subject site contains many critical areas, which include; Seismic Hazards, Steep Slopes, Landslide Hazards Areas, Erosion Hazard Area, Streams, and Wetlands. As such, the applicant has provided a Stream

Category: Church / Daycare**LUA08-081 / New Life Church****Status: APPROVED**

and Wetland study and a Geotechnical report. The applicants are proposing to remove 22 trees for the new church and parking area. The existing detention pond would be reconstructed to provide additional volume to accommodate the new impervious areas as well as the existing drainage to the facility. The proposed project would require approximately 1,800 cubic yards of cut and approximately 7,700 cubic yards of fill.

Contact: BRESLER KATHI
CHURCH DEVELOPMENT CONSULTANTS
3623 324TH AVE SE
FALL CITY WA 98024
425.443.9660
consultantscdc@msn.com

Tax ID

2323059021

Owner: NEW LIFE CHURCH @ RENTON
15711 152ND AVE SE
RENTON WA
425.226.0880

Planner: Vanessa Dolbee

Reviewer: Mike Dotson

LUA07-017 / DUNLAP BAPTIST CHURCH**Status: APPROVED**

Submittal Date: 02/07/2007

Acceptance Date: 02/20/2007

Decision Date: 04/09/2007

Associated Land Use Actions Hearing Examiner Cond. Use

Address:

1000 SW 7TH ST

Description: The applicant is requesting Hearing Examiner Conditional Use Permit approval for the Dunlap Baptist Church. The project site total 66,211 square feet in area and is zoned Medium Industrial (IM). An existing office parking is located on the project site. The proposed church would utilize 4,700 square feet of an existing 16,474 square foot office building. The church would provide seating for approximately 70 people. A total of 54 parking stalls are available for the church to use during services. No improvements to the building or site are proposed at this time.

Applicant: ROBERTS LISA
DUNLAP BAPTIST CHURCH
4180 LIND AVENUE SW
RENTON, WA
425-251-9779

Tax ID

9188000020

Owner: SMITH REAL ESTATE DEVELOPMENT INC.
C/O SHEPHARD COMMERCIAL REAL ESTATE LLC
12835 BEL-RED ROAD, SUITE 140
BELLEVUE, WA
425-455-9292

Planner: Jill Ding

Category: Church / Daycare**LUA07-017 / DUNLAP BAPTIST CHURCH****Status: APPROVED****Reviewer:** Jan Illian**LUA06-157 / LIVING HOPE CHURCH EXPANSION****Status: APPROVED****Submittal Date:** 12/08/2006**Acceptance Date:** 12/14/2006**Decision Date:** 04/03/2007**Associated Land Use Actions** Hearing Examiner Cond. Use, Environmental (SEPA) Review, Hearing Examiner Site Plan**Address:**

2201 EDMONDS AVE SE

Description: The applicant has requested approval of an 11,865 sf addition to an existing church (Living Hope Christian Fellowship). The total area of the church, following construction of the addition, would be 22,525 sf.

The requested land use action would require a Conditional Use Permit and Site Plan Review, both of which require Hearing Examiner approval following a public hearing.

1/22/07 - ERC appeal received from Living Hope Christian Church

4/3/07 - Hearing Examiner upheld ERC Determination & Decision

7/3/08 - Site Plan Modification approved for phasing Addition #3

Applicant: LIVING HOPE CHRISTIAN FELLOWSHIP
2201 EDMONDS AVE NE
RENTON, WA
425-226-4130**Tax ID**

2023059068

Contact: SMITH DURWOOD
WEST COAST CHURCH DESIGNERS
3522 S. 198TH ST
SEATAC, WA
206-870-0419**Owner:** CASCADE VISTA FREE METH CH
2201 EDMUNDS AV SE
RENTON WA**Planner:** Elizabeth Higgins**Reviewer:** Jan Illian**LUA06-130 / OASIS CHURCH****Status: APPROVED****Submittal Date:** 10/04/2006**Acceptance Date:** 10/16/2006**Decision Date:** 12/12/2006**Associated Land Use Actions** Hearing Examiner Cond. Use**Address:** 2300 EAST VALLEY RD

Category: Church / Daycare**LUA06-130 / OASIS CHURCH****Status: APPROVED**

Description: The applicant is requesting a Hearing Examiner Conditional Use Permit to operate the Oasis Seattle Church on a 244,807 square foot (5.6 acre) site located within the Commercial Arterial (CA) zoning designation and the Employment Area Valley (EAV) Overlay. The Oasis Seattle Church has approximately 400 members. Services are held on Thursdays from 6-9 pm and on Sunday from 8 am-2 pm. Parking would be provided within the existing parking lot located on the project site. No building or landscaping improvements are proposed at this time.

Applicant: OASIS SEATTLE CHURCH
2400 EAST VALLEY RD
RENTON, WA
206-719-8917

Tax ID

3023059103

Owner: DA VALLE STRADA
9125 10TH AV S
SEATTLE WA
206-760-9125

Planner: Jill Ding

Reviewer: Jan Illian

LUA06-113 / SHEKINAH GLORY TABERNACLE**Status: ISSUED**

Submittal Date: 08/30/2006

Acceptance Date: 09/13/2006

Decision Date: 10/19/2006

Associated Land Use Actions Temporary Use Permit

Address: 326 UNION AVE NE

Description: The applicant is proposing to change the use of a 1,200 sf space in a 7,600 sf office building to religious assembly use temporarily for two years. There are currently approximately 10 members of the organization and meeting times are on the weekends. A second exit and staircase were recently added to the space. The 29,360 sf site is in the CA zone and surrounded by CA zoning. Access to the site is from Union Ave. SE. There are 30 parking stalls to serve the building.

Applicant: SHEKINAH GLORY TABERNACLE
326 UNION AVE NE #2
RENTON, WA
425-793-5933

Tax ID

5182100013

Owner: FAULKES BRADLEY J+KATHY L
PO BOX 2111
RENTON WA
206-660-6743

Planner: Valerie Kinast

Reviewer: Kayren Kittrick

Category: Church / Daycare**LUA06-076 / RHA-HIGHLANDS CHURCH LEASE****Status: APPROVED****Submittal Date:** 06/16/2006**Acceptance Date:** 07/12/2006**Decision Date:** 08/21/2006**Associated Land Use Actions** Hearing Examiner Cond. Use**Address:** 2900 NE 10TH ST

Description: The applicant is requesting Hearing Examiner Conditional Use Permit approval to establish an additional space for the Highlands Community Church within a portion of the Renton Housing Authority administration building across NE 10th St. from the main church site. The church would lease a 3,166 sq. ft. part of the building located in the Center Village (CV) zone. The lease would encompass a meeting room, restrooms, a kitchen and approximately 60 parking stalls. The space would be used for social and religious events, classes and services. Initial plans are to use the space on Sunday mornings. At a future date, the applicant would like to include evening classes. A vacation religious school for children is also planned for the future. Other churches would also use the space. The subject site contains 74 parking spaces and the applicant proposes use of approximately 60.

Applicant: HIGHLANDS COMMUNITY CHURCH
3031 NE 10TH STREET
RENTON

Tax ID

7227900075

Contact: MAISON, LARRY
HIGHLANDS COMMUNITY CHURCH
425-255-4751

Owner: RENTON CITY OF
PO BOX 2316
RENTON WA
HOUSING AUTHORITY

Owner: RENTON HOUSING AUTHORITY
2900 NE 10TH STREET
RENTON
425-226-1850

Planner: Valerie Kinast**Reviewer:** Mike Dotson**LUA05-162 / RENTON BIBLE CHURCH COND USE****Status: APPROVED****Submittal Date:** 12/16/2005**Acceptance Date:** 01/10/2006**Decision Date:** 04/03/2006

Associated Land Use Actions Hearing Examiner Cond. Use, Environmental (SEPA) Review, Hearing Examiner Site Plan, Hearing Examiner Variance

Address:
973 UNION AVE NE

Description: Proposal is to construct a 14,797 square foot addition to an existing church structure. The addition is proposed to be constructed in two phases. The first phase would include the expansion of the existing parking lot to a total of 102 cars and the construction of 6,083

Category: Church / Daycare**LUA05-162 / RENTON BIBLE CHURCH COND USE****Status: APPROVED**

square feet to the first floor of the church. The second phase would include a two-story addition totaling 8,714 square feet in area. The subject site is located within the Residential-8 (R-8) dwelling unit per acre zoning designation. Access to the subject site is provided via driveways onto Union Avenue NE. A church use is permitted in the R-8 zone subject to the approval of a conditional use permit. In addition the applicant has requested Environmental Review, Site Plan Approval, a variance to the height requirements and a modification to the refuse and recycleables storage requirements.

4/3/06 - Project was approved for 2 Phases. Phase 1: 2006 - 2009 - would include expanding the parking lot to 102 stalls, eliminating the north driveway, and constructing a multi-purpose worship center and additional classroom space. There would be seating for 200-240 persons and the additions would total approximately 6,083 sf; and Phase 2: 2009 - 2015 would include a two-story expansion with 4,572 sf on the ground floor and 3,962 on the upper floor. The space would be used for classrooms, kitchen and offices. The applicant would remove the classroom space constructed during phase I and enlarge the assembly area to accommodate between 325-340 seats.

Applicant: RENTON BIBLE CHURCH
PO BOX 2580
RENTON, WA
(425) 226-3590

Tax ID

0923059163
0923059209

Owner: RENTON BIBLE CHURCH
P O BOX 2580
RENTON WA

Planner: Jill Ding

Reviewer: Jan Illian

LUA05-076 / Joyful Life Church Cond Use**Status: ISSUED**

Submittal Date: 06/22/2005

Acceptance Date: 07/05/2005

Decision Date: 08/18/2005

Associated Land Use Actions Hearing Examiner Cond. Use

Address: 500 SW 7TH ST

Description: The applicant is requesting Conditional Use Permit approval to operate the Joyful Life Church in a 1,982 square foot space within an existing multi-tenant office building. The subject site is located within the Medium Industrial (IM) zoning designation. The congregation consists of approximately 50 members. Two worship services would be held on Sunday, 10:30 am to 12:30 pm and 6:00 pm to 8:00 pm with approximately 25 people attending each service. The subject site contains 315 parking spaces to be utilized by the congregation during church services.

Category: Church / Daycare**LUA05-076 / Joyful Life Church Cond Use****Status: ISSUED**

Applicant: KUCERA CON
LPN ARCHITECTS & PLANNERS
3003 80TH AVE SE
MERCER ISLAND, WA
(206) 230-6648

Tax ID

1823059252

Contact: BERG ROYCE
LPN ARCHITECTS & PLANNERS
3003 80TH AVE SE
MERCER ISLAND, WA
(206) 230-6648

Owner: RADOVICH PROPERTIES L L C
2835 82ND AV SE STE 300
MERCER ISLAND WA

Planner: Jill Ding

Reviewer: Jan Illian

LUA05-064 / HARAMBEE CHURCH CU PERMIT**Status: APPROVED**

Submittal Date: 05/13/2005

Acceptance Date: 05/23/2005

Decision Date: 07/18/2005

Associated Land Use Actions Hearing Examiner Cond. Use

Address: 316 S 3RD ST

Description: The applicant is requesting a Hearing Examiner Conditional Use Permit to operate the Harambee Church. The proposed church would be located within the existing 10,658 square foot Renton Eagles building in the Center Downtown (CD) zoning designation. The applicant has indicated that accessory uses in addition to the church use would include bible studies, seminars, sunday school, nursery, worship concerts, weddings, recovery programs, counseling, afterschool mentoring, art programs, and potentially some retail sales.

Applicant: HARAMBEE CHURCH
7641 S 134TH ST
SEATTLE, WA
425-254-0676

Tax ID

7841800105

Owner: HARAMBEE CHURCH
7641 S 134TH ST
SEATTLE, WA
425-254-0676

Planner: Jill Ding

Reviewer: Jan Illian

Category: Church / Daycare**LUA05-035 / One New Man Ministry CU Permit****Status: ISSUED****Submittal Date:** 03/25/2005**Acceptance Date:** 04/22/2005**Decision Date:** 06/07/2005**Associated Land Use Actions** Hearing Examiner Cond. Use**Address:** GREATER HILANDS SHOPPING CENTER
2830 SUNSET LN NE**Description:** The proposal is to operate a church, One New Man Ministry, within an existing 12,175 square foot building. The subject site is zoned Center Village (CV). Church services would occur twice a week on Mondays and Fridays from 7:30 pm to 10:30 pm, childcare is provided during the services. No construction is proposed as a result of this proposal.**Applicant:** MITTS, DAVID
ONE NEW MAN MINISTRY
2830 NE SUNSET LN
RENTON, WA
425-277-2775**Tax ID**

7227801235

Owner: GREATER HILANDS LTD PTNRSHIP
PO BOX 53290
BELLEVUE WA
C/O MORRIS PIHA MGMT GROUP**Planner:** Jill Ding**Reviewer:** Jan Illian